018.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,300 / 860,300
					USE VALUE:	860,300 / 860,300
					ASSESSED:	860,300 / 860,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`DONNELL SEAN C & KEVIN M/TR	
Owner 2:	BEDROSSIAN ERIN M/TR O`DONNELL	
Owner 3:	FAMILY TRUST	
Street 1:	78 PRINCETON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ODONNELL MICHAEL J-MARY A -
Owner 2:	-
Street 1:	78 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,580 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1889 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	361,000		499,300	860,300
Total Card	0.128	361,000		499,300	860,300
Total Parcel	0.128	361,000		499,300	860,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.43 | /Parcel: 455.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12854
GIS Ref	
GIS Ref	
Insp Date	11/17/17

!1533!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,000	0	5,580.	499,300	860,300	860,300	Year End Roll	12/18/2019
2019	101	FV	260,800	0	5,580.	646,100	906,900	906,900	Year End Roll	1/3/2019
2018	101	FV	260,800	0	5,580.	411,200	672,000	672,000	Year End Roll	12/20/2017
2017	101	FV	260,800	0	5,580.	375,900	636,700	636,700	Year End Roll	1/3/2017
2016	101	FV	260,800	0	5,580.	305,400	566,200	566,200	Year End	1/4/2016
2015	101	FV	250,100	0	5,580.	305,400	555,500	555,500	Year End Roll	12/11/2014
2014	101	FV	250,100	0	5,580.	278,400	528,500	528,500	Year End Roll	12/16/2013
2013	101	FV	250,100	0	5,580.	264,900	515,000	515,000		12/13/2012

PRINT

Date	Time
12/10/20	17:06:54

LAST REV

Date	Time
12/11/17	13:07:08
ekelly	

PAT ACCT. 1533

USER DEFINED

Prior Id # 1:	12854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODONNELL MICHAE	1503-32		1/17/2017	Convenience	99	No	No		
	860-200		5/1/1975		50,025	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2010	540	Window/S	6,500					18 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

Total AC/HA: 0.12810 | Total SF/SM: 5580 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 499,291 | Spl Credit | Total: 499,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20584965
Const Adj.:	1.00289965
Adj $ / SQ:	163.262
Other Features:	79163
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443530
Depreciation:	82497
Depreciated Total:	361034

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

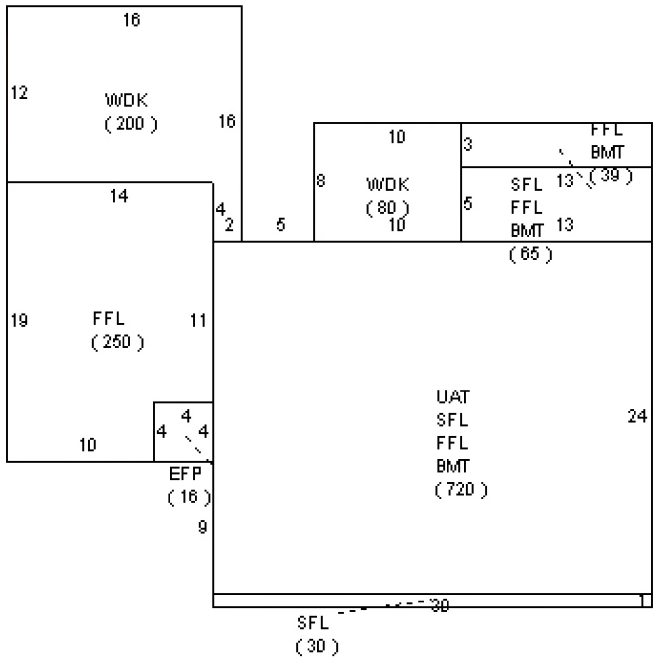
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,074	163.260	175,343
BMT	Basement	824	48.980	40,358
SFL	Second Floor	815	163.260	133,058
WDK	Deck	280	9.600	2,688
UAT	Upper Attic	180	65.300	11,755
EFP	Enclos Porch	16	72.810	1,165

Net Sketched Area:	3,189	Total:	364,367
Size Ad	1889	Gross Are	3729	FinArea	1889
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.26
Special Features:	0	Val/Su Net:	113.20
Final Total:	361000	Val/Su SzAd	191.11

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	